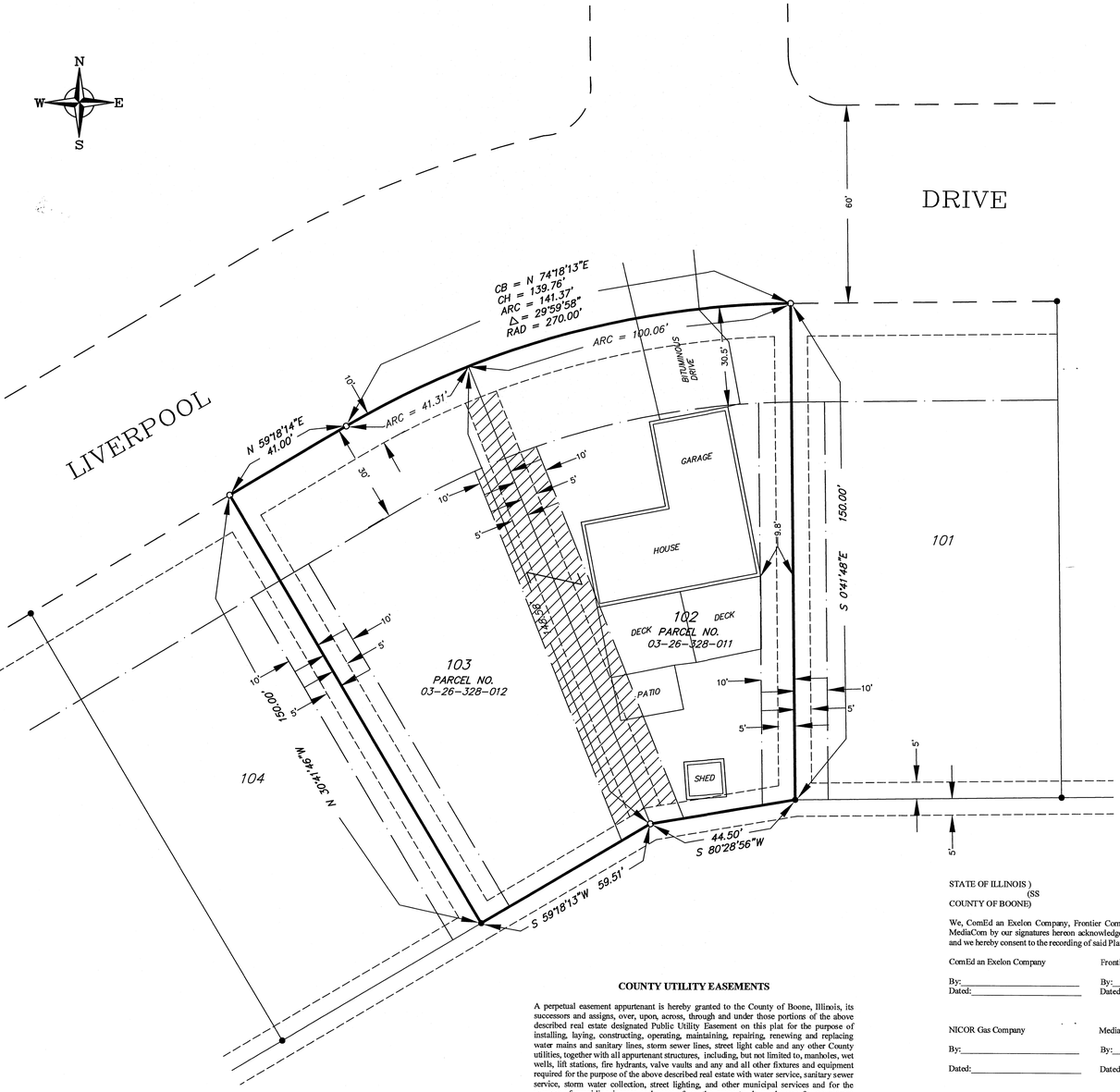
LOT E OF CANDLEWICK LAKE UNIT NO. 9

REPLAT OF LOTS 102 AND 103
CANDLEWICK LAKE, UNIT NO. 9
BEING A SUBDIVISION OF A PORTION OF SECTION 26
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN THE COUNTY OF BOONE, STATE OF ILLINOIS
JUNE 2020



LEGEND

- BOUNDARY OF SURVEY
- MONUMENT FOUND
- P.K. NAIL FOUND
- IRON PIN SET
- P.K. NAIL SET
- CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT LINE
- SETBACK AND EASEMENT LINES TO BE VACATED

COUNTY UTILITY EASEMENTS

A perpetual easement appurtenant is hereby granted to the County of Boone, Illinois, its successors and assigns, over, upon, across, through and under those portions of the above described real estate designated Public Utility Easement on this plat for the purpose of installing, laying, constructing, operating, maintaining, repairing, renewing and replacing water mains and sanitary lines, storm sewer lines, street light cable and any other County utilities, together with all appurtenant structures, including, but not limited to, manholes, wet wells, lift stations, fire hydrants, valve vaults and any and all other fixtures and equipment required for the purpose of the above described real estate with water service, sanitary sewer service, storm water collection, street lighting, and other municipal services and for the purpose of providing ingress and egress from the property shown hereon for emergency vehicles of any kind and all types whatsoever. In no event shall any permanent building be placed upon said easement areas, but they may be used for gardens, shrubs, landscaping and such other purposes that do not, and will nor in the future, interfere unreasonably with the easement rights granted to the County of Boone.

EASEMENT PROVISION:

An easement serving the Subdivision and other property with Electric and Communications service is hereby reserved for and granted to ComEd an Exelon Company, Frontier Communications, NICOR Gas Company, MediaCom and their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, across, along and upon the surface of the property shown within the dotted line on the Plat marked "Easements", the property designated in the declaration of condominium and/or on this Plat as "Common Elements" and the property designated on the Plat as "Common Area or Areas", and the property designated on the Plat for streets and alleys, whether public or private, together with the right to install required service connections over and under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall be altered in a manner so as to interfere with the proper operation and maintenance thereof.

STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)

We, ComEd an Exelon Company, Frontier Communications., NICOR Gas Company and MediaCom by our signatures hereon acknowledge that we have received a copy of the Plat and we hereby consent to the recording of said Plat as prepared.

ComEd an Exelon Company — By:_____ Dated:_____

Frontier Communications — By:_____ Dated:_____

NICOR Gas Company — By:_____ Dated:_____

MediaCom — By:_____ Dated:_____

STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)

We, Aqua America, by our signatures hereon, acknowledge that we have received a copy of the Final Plat of Lot E of Candlewick Lake Unit No. 9, and we hereby consent to the recording of said plat as prepared.

Dated this ____ day of _____, 2020, A.D.

_____
Aqua America

VILLAGE OF TIMBERLANE CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)

Approved by the Village of Timberlane, at a meeting held this _____ day of _____, 2020, A.D.

_____ President / Mayor

_____ Attest: Clerk

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I hereby certify that I, Dale E. Wallace, an Illinois Professional Land Surveyor, have surveyed, subdivided and platted for the owners thereof, the following described property: Lots 102 and 103 as designated upon the Plat of Candlewick Lake Unit No. 9, the Plat which is recorded as Document No. 72-3274, all in the Recorder's Office of Boone County, all situated in the County of Boone and the State of Illinois, all located in a portion of Section 26, Township 45 North, Range 3 East of the Third Principal Meridian in the County of Boone and the State of Illinois, to be known as **LOT E OF CANDLEWICK LAKE UNIT NO. 9.** I further certify that this plat is a true and correct representation of said survey and that all dimensions are in feet and decimals thereof. Bearings shown are for descriptive purposes only.

Pursuant to Chapter 55, Section 5/3-5029 of the Illinois Compiled Statutes, I hereby certify that the attached plat is a correct representation of said survey and subdivision. I further certify that all of this property covered by this subdivision is within the corporate limits of the County of Boone and is within one and one-half miles of the Village of Poplar Grove, the Village of Timberline and the Village of Caledonia, Illinois; no part of the property covered by this subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency, panel number 17007C0105C, effective date February 18, 2011.

I further certify that this plat is in compliance with Chapter 765, Section 205/1 of the Illinois Compiled Statutes as to monument placement, dimensions, etc.

Dated this 17th day of June, 2020, A.D. at the office of Survey-Tech.

_____
DALE E. WALLACE ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 35-2821

DALE E. WALLACE 35-2821 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROCHELLE, ILLINOIS

EXPIRES 11-30-2020

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)

This is to certify that the undersigned are the owners of the land described in the foregoing surveyor's certificate and has caused the same to be surveyed, subdivided and platted for uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as **"LOT E OF CANDLEWICK LAKE UNIT NO. 9"**, and does hereby acknowledge and adopt the same under the aforesaid style and title.

Dated and approved this ____ day of _____ 2020, A.D.

BY: _____ Owner BY: _____ Owner

NOTARY CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)

I, _____, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me as the person whose name is subscribed to the foregoing certificate, appeared before me this day in person and acknowledges the execution of the annexed plat and accompanying instruments for the uses and purposes therein set forth as their free and voluntary act.

Given under my hand and Notarial Seal this ____ day of _____, 2020, A.D.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

VILLAGE OF CALEDONIA CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)

Approved by the Village of Caledonia, at a meeting held this _____ day of _____, 2020, A.D.

_____ President / Mayor

_____ Attest: Clerk

VILLAGE OF POPLAR GROVE CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)

Approved by the Village of Poplar Grove, at a meeting held this _____ day of _____, 2020, A.D.

_____ President / Mayor

_____ Attest: Clerk

CANDLEWICK LAKE ASSOCIATION CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)

Approved this ____ day of _____, 2020, A.D.

_____
President of Candlewick Lake Association

PLAT COMMITTEE CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)

Approved this ____ day of _____ 2020, A.D. by the Boone County planning, zoning, and building committee.

_____
Chairman

COUNTY PLANNER CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)

Approved this ____ day of _____, 2020, A.D.

_____
County Planner

COUNTY BOARD CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)

This Plat approved by the County Board of Supervisors of the County of Boone this ____ day of _____, 2020, A.D.

_____ Chairman

_____ Attest: County Clerk

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)

I, _____, County Clerk of Boone County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the plat. I further certify that I have received all statutory fees in connection with the plat.

Given under my name and seal of the County Clerk at Belvidere, Illinois, this ____ day of _____, 2020, A.D.

_____
Boone County Clerk

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)

This instrument No._____ was filed for record in the Recorder's Office of Boone County, Illinois on this ___ day of _____, 2020, A.D., at ___ o'clock __M.

_____
Boone County Recorder

SURVEY-TECH
A DIVISION OF C.E.S. INC.
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001260
104A MAPLE COURT ROCHELLE, ILLINOIS 61068
(815)-562-8771 FAX: (815)-562-6555

DATE:	SCALE:	DRAWN BY:
6-17-2020	1" = 20'	JB/DEW
		REVISED:

VIROLA

FB: BOONE 8		FILE NUMBER:
ACAD: S22220	BOONE COUNTY	S222-20